

David
Ricketts

Llwyn-y-Pia Road.

Lisvane, Cardiff | A three-bedroom detached family home.

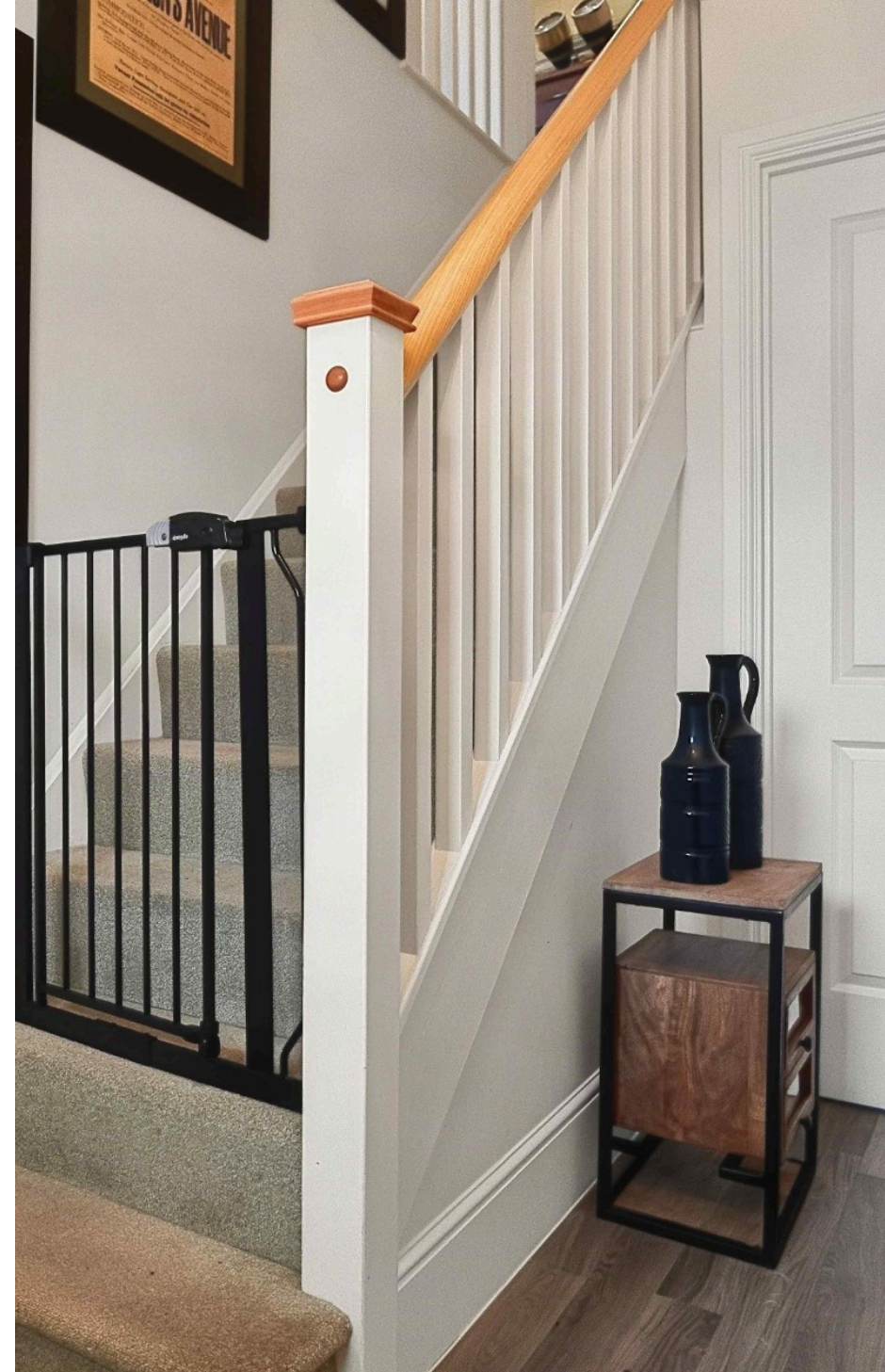
3 BEDROOMS | 3 EN-SUITES | 1,361 SQ FT | LANDSCAPED GARDEN | DETACHED GARAGE

The home.

Space for family life, finished to a high standard.

Built by Redrow in 2023, this detached Leamington offers approximately 1,361 sq ft of well-planned accommodation. An open-plan kitchen, dining and living space opens onto a landscaped garden, and each of the three bedrooms has its own en-suite.

- Three-bedroom detached Redrow Leamington, built in 2023
- Approximately 1,361 sq ft of accommodation
- Open-plan kitchen, dining and living space
- Integrated AEG dishwasher, fridge freezer, hob and oven
- Separate living room, utility room and ground-floor WC
- Three bedrooms, each with en-suite accommodation
- Principal bedroom with dressing room
- Landscaped rear garden with seating areas
- Private driveway and detached garage
- Desirable Lisvane location with excellent local amenities



The living room.

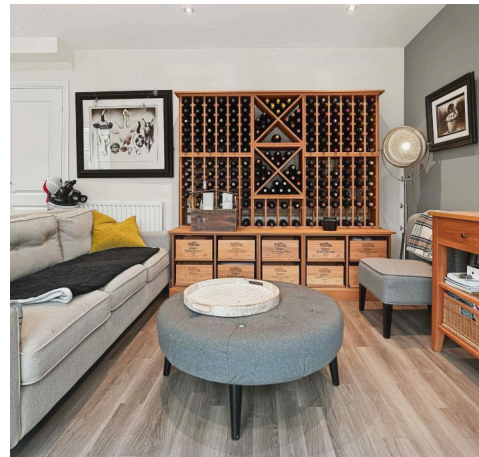
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An inviting separate reception room with a feature bay window, space for comfortable seating and a dedicated home-working area.

Kitchen, dining and living.

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An impressive open-plan space with a bright outlook and direct access to the rear garden. The contemporary fitted kitchen includes an AEG dishwasher, fridge freezer, hob and oven, with generous room for dining and entertaining. A utility room and ground-floor WC complete the downstairs.

The landscaped garden.

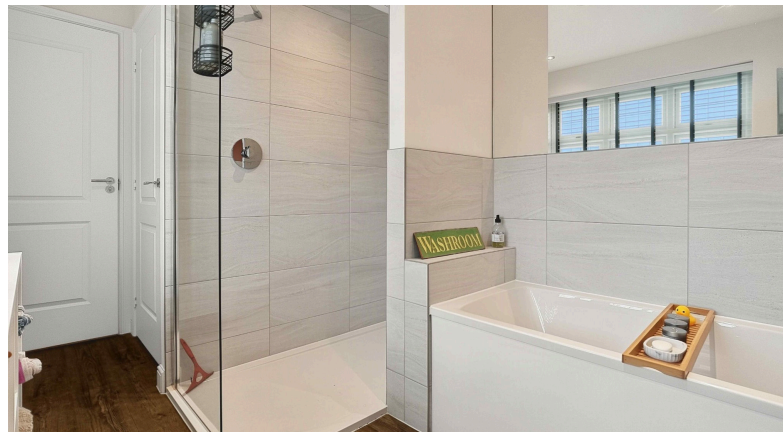
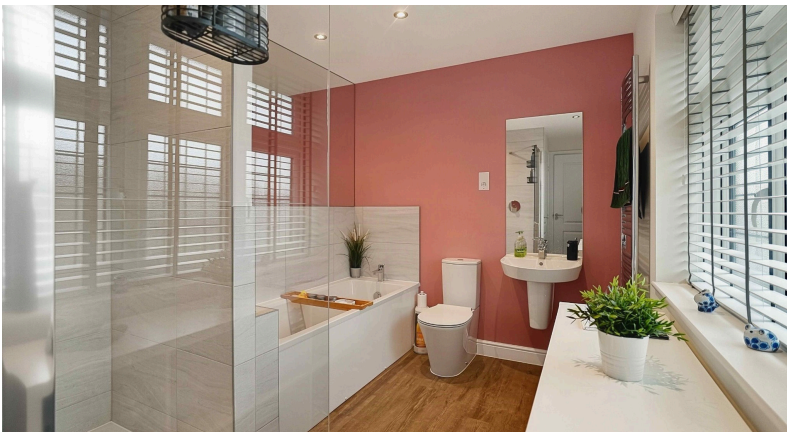
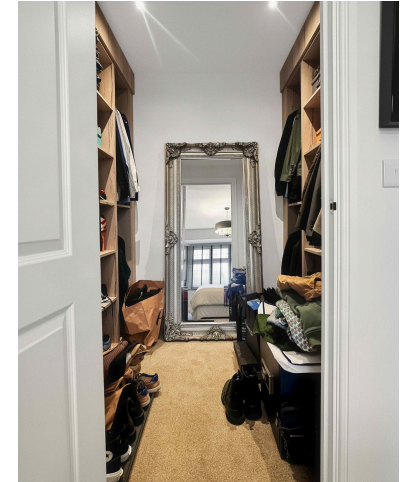
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A beautifully landscaped rear garden with expansive contemporary paving, lawn, decorative planters and multiple seating areas, plus a private driveway and detached garage at the front.

The principal suite.

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A spacious double bedroom with an attractive outlook and ample room for furniture, with a dressing room alongside. The bright en-suite has a bath, separate shower area, wash basin and WC.

Bedroom two and en-suite.



A well-presented further double bedroom with its own en-suite shower room and contemporary fittings.

Bedroom three and en-suite.

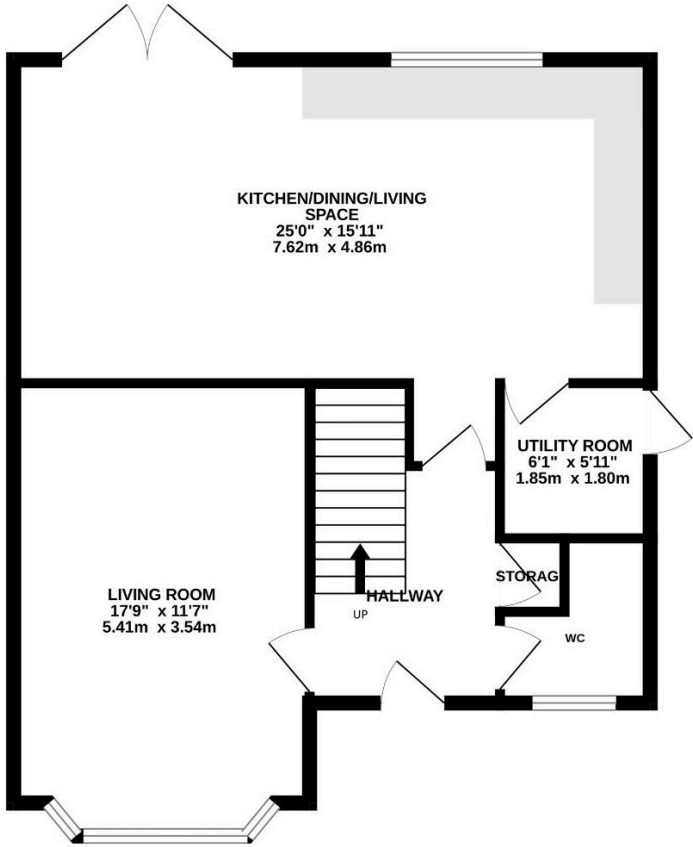


A comfortable double bedroom with a feature wall and a bright, leafy outlook, together with its own en-suite shower room.

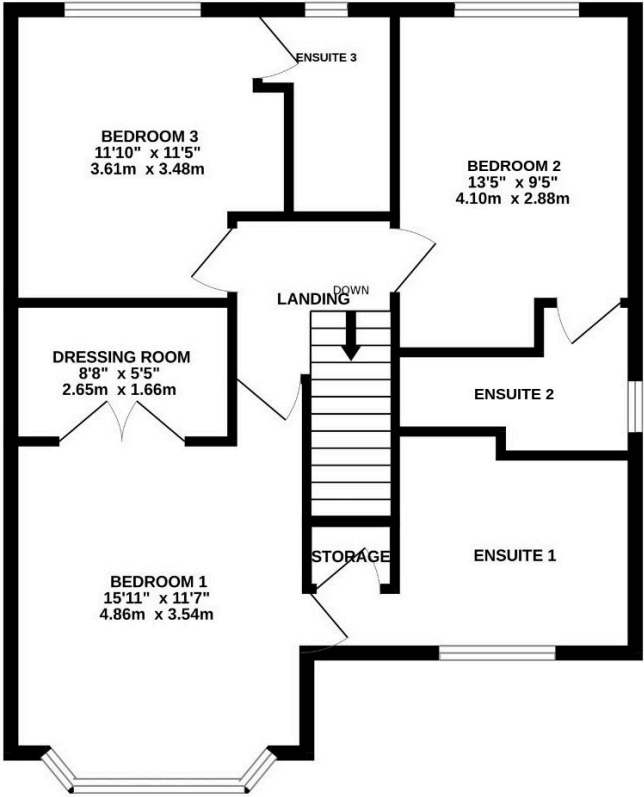
Floor plan.



GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.7 sq.m.) approx.



Ground floor 687 sq ft | First floor 674 sq ft | Total 1,361 sq ft

Room measurements.



Kitchen / dining / living	25'0" × 15'11"	7.62m × 4.86m
Living room	17'9" × 11'7"	5.41m × 3.54m
Utility room	6'1" × 5'11"	1.85m × 1.80m
Bedroom one	15'11" × 11'7"	4.86m × 3.54m
Bedroom two	13'5" × 9'5"	4.10m × 2.88m
Bedroom three	11'10" × 11'5"	3.61m × 3.48m
Dressing room	8'8" × 5'5"	2.65m × 1.66m

Ground floor 687 sq ft | First floor 674 sq ft | Total 1,361 sq ft (approx. 126 m²)

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